

TO LET



Modern Business Units

Enterprise Business Park, Russell Road, Southport PR9 7RF



Unit 10 – 560 sq ft
Unit 11 – 1,120 sq ft

Area



Unit 10 - £5,530 pax
Unit 11 - £9,950 pax

Rent



Unit 10 - £4,500
Unit 11 - £7,300

Rates - RV



Unit 10 – D80
Unit 11 – C56

EPC

- Modern workshops/business units
- Secure Business Park
- On site parking



Modern Business Units

Enterprise Business Park, Russell Road,
Southport PR9 7RF



Location

Enterprise Business Park is located at the junction of Russell Road and Cobden Road on the north eastern perimeter of Southport. The Park has ready access to the A570 Southport Road and is well situated for access to Preston, Ormskirk and Liverpool.

Description

Enterprise Business Park provides modern terraced workshop/business units ranging in size from 560 sq ft (52 sq m) to 1,120 sq ft (104 sq m) being situated around a central courtyard which provides communal car parking and loading.

The units are of traditional brick and blockwork construction under pitched tiled roofs. Access is provided via manually operated “up and over” loading doors that incorporate pedestrian access and benefit from a clearance height of 11 ft (3.4 mtrs).

Internally, the unit benefits from a concrete floor, strip lighting, WC facilities and three phase power.

Modern Business Units

Enterprise Business Park, Russell Road, Southport PR9 7RF



Accommodation

The following accommodation is currently available:

UNIT	SIZE SQ FT	SIZE SQ M	Rent PA	Service Charge	Insurance	EPC Rating	Availability
10	560 sq ft	52 sq m	£5,350 pax	£800 pa	£185 pa	D80	End May 24
11	1,120 sq ft	104 sq m	£9,950 pax	£1,500 pa	£350 pa	C56	Available
12	560 sq ft	52 sq m	£5,350 pax	£800 pa	£185 pa	B42	Under Offer

Rates

The units are currently assessed for rates as follows:

Unit 10 - Rateable Value: £4,500

Unit 11 – Rateable Value: £7,300

Unit 12 – Rateable Value: £4,400

The units fall below the threshold for rates relief and no rates will be payable provided certain criteria is met.

All interested parties are strongly recommended to contact the Local Authority rates department to satisfy themselves that this information is correct.

Terms

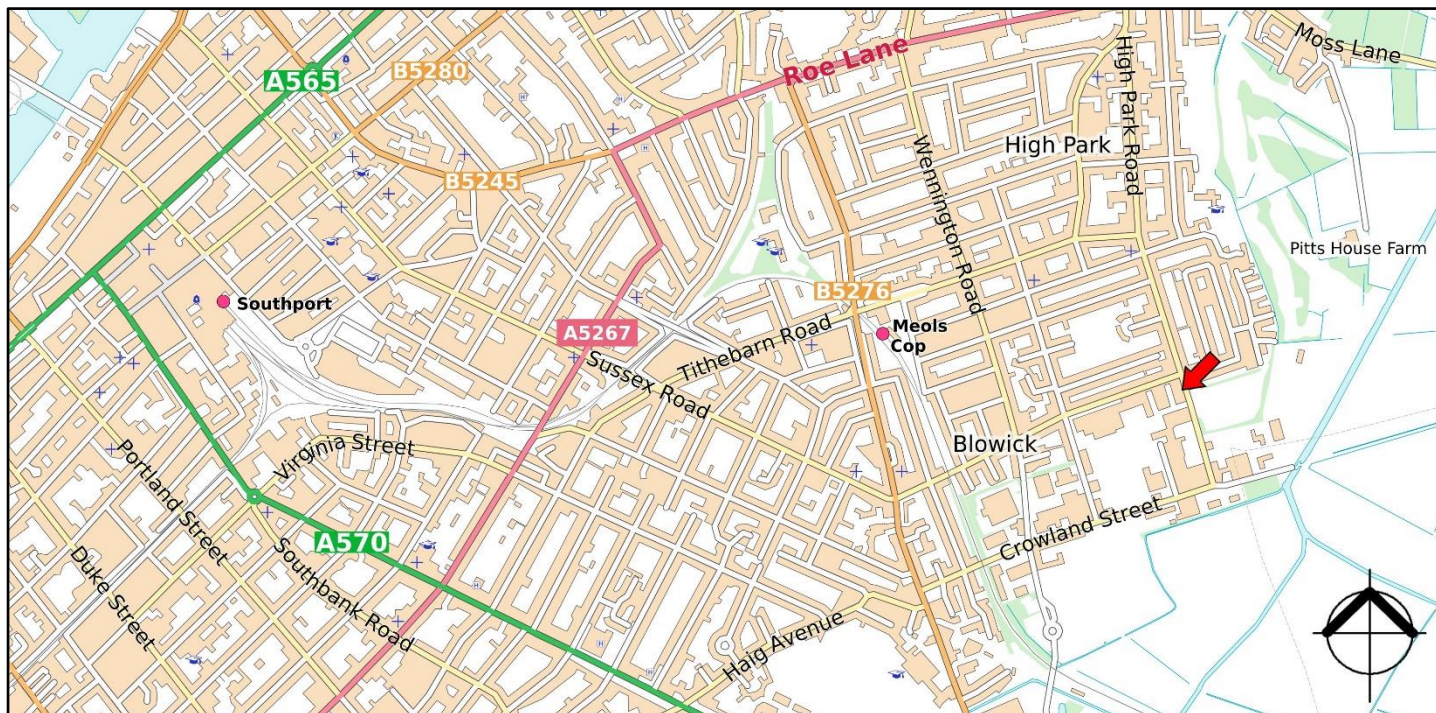
The units are available by way of new full repairing and insuring leases for a term of years to be agreed.

Legal costs

Each party to be responsible for their own legal costs.



Modern Business Units Enterprise Business Park, Russell Road, Southport PR9 7RF



For further information please contact:



Liam Barlow
M: 07557 769848
E: liam.barlow@masonowen.com

Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on:
https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf.
We recommend you obtain professional advice if you are not represented.

Anti Money Laundering Regulations

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Disclaimer

Messrs. Mason Owen & Partners for themselves and for vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details, are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Messrs. Mason Owen & Partners has any authority to make or give any representation or warranty whatever in relation to this property. Subject to Contract. March 2024



7th Floor, 20 Chapel Street,
Liverpool, L3 9AG

0151 242 3000
masonowen.com

Mason Owen & Partners Limited: Reg No. 1426226.
Reg Office: 7th Floor, 20 Chapel Street, Liverpool, L3 9AG,

Authorised and regulated by The Financial Conduct Authority.
Partners list is available upon request.